



Brownfields Cleanup Revolving Loan Fund Pilot

West Jordan, UT

Outreach and Special Projects Staff (5101)

Quick Reference Fact Sheet

EPA's Brownfields Economic Redevelopment Initiative is designed to empower states, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is a site, or portion thereof, that has actual or perceived contamination and an active potential for redevelopment or reuse. EPA is funding: assessment demonstration pilot programs (each funded up to \$200,000 over two years), to assess brownfields sites and to test cleanup and redevelopment models; job training pilot programs (each funded up to \$200,000 over two years), to provide training for residents of communities affected by brownfields to facilitate cleanup of brownfields sites and prepare trainees for future employment in the environmental field; and, cleanup revolving loan fund programs (each funded up to \$500,000 over five years) to capitalize loan funds to make loans for the environmental cleanup of brownfields. These pilot programs are intended to provide EPA, states, tribes, municipalities, and communities with useful information and strategies as they continue to seek new methods to promote a unified approach to site assessment, environmental cleanup, and redevelopment.

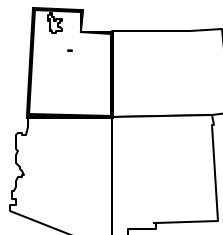
BACKGROUND

The City of West Jordan is located along the banks of the Jordan River in Southwest Metropolitan Salt Lake County. This area includes industrial and mining properties and has a history of significant environmental issues. It comprises a low-income and minority population. The area has been "brown-lined" by financial and real estate institutions, due to real and perceived environmental hazards, making commercial and real estate loans difficult to obtain without environmental testing. The brown-lining has contributed to the creation of 40,000 square feet of vacant or underused industrial and commercial properties in an area covering approximately 600 acres.

BCRLF OBJECTIVES

The goal of the West Jordan BCRLF Pilot program is to remove the environmental stigma that exists in the project area by providing cleanup funds to facilitate redevelopment of vacant and underused industrial and commercial property. The Pilot program is designed to attract and leverage private investment through gap financing to help small businesses and property owners clean up and revitalize the area. The city plans to implement a sustainable economic

PILOT SNAPSHOT



West Jordan, Utah

Date of Award:
September 1997

Amount: \$350,000

BCRLF Target Area :
Approximately 600 acres in
the City of West Jordan,
located in Southwest
Metropolitan Salt Lake
County.

Contacts:

City of West Jordan
(801) 569-5100

Regional Brownfields Team
U.S. EPA - Region 8
(303) 312-6931

Visit the EPA Region 8 Brownfields web site at:
<http://www.epa.gov/region08/cross/brown/brownf.html>

For further information, including specific Pilot contacts,
additional Pilot information, brownfields news and events, and
publications and links, visit the EPA Brownfields web site at:
<http://www.epa.gov/brownfields/>

redevelopment strategy for the area's brownfields through a public/private/community partnership. In doing this, the city hopes to reverse blighting trends, improve air quality in the area, and increase assessed property values, private investment, and the number and quality of jobs.

FUND STRUCTURE AND OPERATIONS

The City of West Jordan will serve as the Lead Agency and Fund Manager, and will establish a BCRLF Loan Review Committee. The city will contribute approximately \$35,000 annually in cash and in-kind services to administer the BCRLF.

The city anticipates making 12-15 loans in the initial round of the BCRLF. A \$75 application fee will be assessed, and the loan amount will include a fee of three percent or \$2,000, whichever is less, to cover administrative expenses.

Commercial and/or residential properties located within the area and properties that contribute to the city's goals for the area may be eligible for loans in accordance with BCRLF requirements. The loan period will be 3-5 years. The city has set a maximum loan amount of \$100,000, but no minimum. The city may require collateral (e.g., property insurance, performance/payment bond, property lien, personal guarantee) for the loans.

Use of BCRLF Pilot funds must be in accordance with CERCLA, and all CERCLA restrictions on use of funding also apply to BCRLF funds.
